

**Exhibit 2**  
**UDC AMENDMENT PAC "B"**

(LDS, ZONING COMMISSION & PLANNING COMMISSION APPROVED AMENDMENTS)

**Amend the UDC text by deleting strike through text and adding underlined text as follows:**

**(ITEM 1) 35-111 Annual Updates for Amendments**

- (a) At least sixty (60) days prior to September 1<sup>st</sup> of each year, any person may provide a request for amendment to this Chapter to the Development Services Director. The request for amendment shall be labeled an "Annual Update Request" and shall include a summary of the proposed changes, the reason for the proposed changes, and suggested text amendments.

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**(ITEM 2) 35-208 Transit-Oriented Development (n) Uses & Density**  
**Table 208-2 (n) Parking**

The minimum parking requirements shall within the TOD-C and TOD-P districts are as follows:

Table 208-2

Area	Minimum Parking Requirement
TOD-C, within 500 feet of a <u>Transit</u> Station or Major Bus Loading/Boarding Location	None
TOD-C, balance of area	Fifty percent (50%) of the parking spaces required by the Parking Standards of this Chapter.
TOD-C, balance of area	75 percent of the parking spaces required by the Parking Standards of this Ordinance

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**(ITEM 3) 35-310.15 Urban Development District (UD)**

**(f) Signs**

- (5) One monument sign not to exceed six (6) feet in height and 32 square feet of sign area per side for single tenant sign, or eight (8) feet in height and 50 square feet of area per side for a multi-tenant sign shall be permitted per parcel or platted lot.
- (6) Externally illuminated signs shall be illuminated only with steady, stationary, shielded light sources directed solely onto the sign without causing glare. Light bulbs or lighting tubes used for illuminating a sign shall not be visible from the public right-of-way.
- (7) Prohibited signs:

**Deleted:** Pole mounted signs shall not be allowed, except that directional signs not exceeding three (3) feet in height and four (4) square feet in sign area per side are permitted.

- 1 A. Animated, moving, flashing, or rotating signs  
2  
3 B. Signs which utilize intermittent or flashing illumination devices, change light  
4 intensity, brightness or color, or are constructed and operated to create an  
5 appearance of motion.  
6  
7 C. Off-premise signs  
8  
9 D. Roof signs  
10  
11 E. Signs in public rights-of-way  
12  
13 F. Pole mounted signs shall not be allowed, except that directional signs not  
14 exceeding three (3) feet in height and four (4) square feet in sign area per  
15 side are permitted.  
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17  
18 **(ITEM 4) 35-310.15 Urban Development District (UD)**  
19

20 **(i) "UD" Master Plan Consistency**  
21

- 22 1. The TND pattern requires compliance with the provisions of Section 35-207 and the  
23 additional flex standards in the table below.  
24 2. The MXD pattern requires a mix of retail, office, service, and residential uses within a  
25 maximum radius of one quarter (1/4) mile in accordance with section 35-341(b) and  
26 the standards set forth in the table below. The standards are based on certain  
27 provisions taken from the UD and MI-1 Flex Districts. These standards are to  
28 ensure compatibility between uses that are not otherwise allowed and may have  
29 more density or intensity than the underlying base zoning.  
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32 **(ITEM 5) 35-310.15 Urban Development District (UD)(i) "UD" Master Plan**  
33 **Consistency**  
34

35 **Table 310.15-5**  
36 **Flex Development Plan Option**  
37

Applicable UD Standards	TND Pattern:	Mixed Use Pattern:			
		UD	RD	FR	MI-1
Uses	All Flex Districts				

(a)	Residential	No residential uses allowed in "FR", "MI-1" or "MI-2".	Residential uses are permitted  UD Flex standards apply if residential uses are built	Both single family and multi family uses are permitted  Single family maximum at 2 dwelling units per acre  Multifamily uses shall not exceed 25% of the total acreage at 25 dwelling units per acre	Residential density shall not exceed one (1) dwelling unit per five (5) acres  Multi-family uses are not permitted	No residential uses are permitted	Deleted: Permitted, except no residential in MI-1 and no multi-family in FR TND standards apply
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(ITEM 6) 35-310.15 Urban Development District (UD)(i) "UD" Master Plan Consistency

Table 310.15-5  
Flex Development Plan Option

	Applicable UD Standards	TND Pattern:	Mixed Use Pattern:			
	Uses	All Flex Districts	UD	RD	FR	MI-1
(i)	Blocks, Streets, and Parking					
	(c)(1) Blocks	TND standards apply	UD Flex standards apply	UD Flex standards apply for multifamily	Not applicable.	
	(c (2) Lots	Lot dimensions are not applicable (developer not choosing to utilize pre-existing lot standards)				Deleted: N

(ITEM 7) 35-310.16 Rural Development District (RD) (e) "RD" Non-Residential Building/Site Design

(ITEM 8) - 35-310.17 Farm & Ranch District (FR) (e) "FR" Non-Residential Building/Site Design

**(ITEM 9) 35-310.18 Mixed Light Industrial "MI-1"(b) "MI-1" Uses & Conditions**

**(3) Commercial Uses**

A Village Center is Required. Table 311-2a indicates uses that may be permitted, provided such sites are designed as a Village Center in accordance with the following standards:

- A. The minimum lot frontage requirement shall be 300 feet.  
B. The ground floor to area ratio (FAR) shall not exceed 35%. The ground FAR shall include the plaza, square or public open space.

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- J. Parking shall be located at the sides and rear of buildings. Parking requirement shall be a minimum of one (1) space per 500 GFA.

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**(ITEM 10) 35-310.18 Mixed Light Industrial "MI-1" (j) "MI-1" Performance Standards (13) Petroleum and Natural Gas Extraction and Production**

- A. General. The operator is responsible for compliance with this section during all operations at the well. Any violation of any valid law or of any valid rule, regulation or requirement of any city, state or federal regulatory body having jurisdiction with reference to drilling, completing, equipping, operating, producing, maintaining, or abandoning oil or gas wells or related appurtenances, equipment or facilities or with reference to firewall, fire protection, blow out protection or safety of persons or property shall be in violation of this section.

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**(ITEM 11)**

**Subdivision D. Military Airport Overlay Zones**

**Sec. 35-334 Purpose**

- Guide, control, and regulate future growth and development.
- Promote orderly and appropriate use of land.
- Protect the character and stability of existing land uses.
- Enhance the quality of living in the areas affected.
- Protect the general economic welfare by restricting incompatible land uses.
- Prevent the establishment of any land use which would endanger aircraft operations and the continued use of military airports.

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**(a) Definitions and Boundaries**

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(1) For the purpose of this subdivision, the following terms shall have the meaning given in this section:

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**Clear Zones:**

**Military Airport Overlay Zone 1 (MAOZ-1):**

**Military Airport Overlay Zone 2 (MAOZ-2):**

**Official map:** The specific boundaries of the Military Airport Overlay Zones are shown on the official zoning map maintained in the Department of Development Services.

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**(b) Zoning classification**

(1) Overlay district.

(2) Zoning designation.

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The following uses are permitted within the Military Airport Overlay Zones, subject to the limitations indicated in the Military Airport Overlay Zone Permitted Use Table and the conditions set forth for Visual and Electrical Interference and Storage of Flammables

[sections 35-334(e) through 35-334(f)]:

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**(2) Prohibited Uses**

A. Residential uses, except as provided for in Exceptions for Residential Uses [section 35-334(d)].

B. All other uses not permitted under subsection (a) of this section

**(3) Military Airport Overlay Zone 1 size limitation**

**(4) Military Airport Overlay Zone 2 size limitation**

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**(5) Plat notice**

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**(d) Exceptions for residential uses**

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**(1) Existing residences**

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**(2) Vacant lots**

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**(3) Unplatted property**

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**(e) Visual and electrical interference**

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**(f) Storage of flammables**

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Sec. 35-3137.

**(1) Solid materials**

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**(2) Liquid materials**

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**(g) Height regulations**

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**(h) Procedure**

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Sec. 35-3139.

**(1) Site plan**

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Except for single-family residences, a site plan shall be submitted to the Director of Planning for approval by the Planning Commission prior to the issuance of building permits. All building plans must be in compliance with an approved site plan. The applicant shall submit eight (8) blue- or black-line copies and one reproducible 8 1/2 x 11-inch reduced copy of the site plan accompanied by the plan review fee specified in Exhibit C. The plan review fee shall be in addition to any other required fees.

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**(2) Purpose**

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**(3) Plan requirements**

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**(4) Staff review**

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The Director of Planning shall, upon receipt of the site plan, distribute copies to other departments/agencies as the Director deems necessary. Departments/agencies receiving copies of the site plan shall, within twenty (20) days of receipt of the plan, submit to the Director of Planning their written recommendation and comments about the plan. No later than thirty (30) days after submission of the site plan, the Director of Planning shall submit the plan with a recommendation to the Planning Commission for consideration.

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**(5) Planning Commission consideration**

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The City Planning Commission may approve the plan submitted, amend and approve the plan as amended, or disapprove the plan. If approved, the plan with amendments, if any, shall be stamped "Approved" and be dated and signed by the Chairman of the Planning Commission and by the Secretary of the Commission.

#### (6) Distribution of the approved plan

One copy of the approved plan shall be submitted to the Director of Development Services, for use in issuing building permits. In addition, other copies of the approved plan may be requested as necessary by other departments and agencies.

#### (7) Changes in the plan

A. Minor changes. After favorable action by the Planning Commission, minor alterations which do not substantially change the concept of the site plan may be approved by the Director of Planning, if required by engineering or other circumstances not foreseen at the time the plan was approved. Minor changes may not cause a change in location or an increase in size of any storage containers for flammable or combustible materials.

B. Major changes. Major alterations to the site plan shall be resubmitted for consideration by the Planning Commission following the same procedures required in the original adoption of the plan. Major changes to a site plan include any alterations which would cause any of the above conditions as well as those which are determined as such by the Director of Planning.

#### (8) Time limit

The construction of the proposed development shall be started within two (2) years of the effective date of approval of the site plan by the commission. The planning commission may, no sooner than sixty (60) days prior to the end of the time period, upon request of the developer, extend the time one additional year if, in the judgment of the commission, additional time is warranted. In any event, construction must be started within three (3) years of the effective date of approval. Failure to begin the development within the required time period or the period as extended shall automatically void the site plan, and no building permit shall be issued until the plan or an amended plan has been resubmitted and properly approved by the Commission.

#### (i) Supplemental information

Whenever any application for a change in zoning in a Military Airport Overlay Zone is filed, the Director of Planning shall make formal request to the United States Air Force at least thirty (30) days prior to the Zoning Commission hearing for any relevant statistics, operational activities information, technical data, or other studies with bearing on the request.

### (ITEM 12) 35-335 Neighborhood Conservation District (NCD) (a) Purpose

(2) The purposes of a Neighborhood Conservation District in residential neighborhoods or commercial districts are as follows:

A. to protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm;

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**(ITEM 13) 35-335 Neighborhood Conservation District (NCD)**

**(c) Zoning Authority**

- (3) Zoning designation. The zoning designation for property located within a Neighborhood Conservation District shall consist of the base zone symbol and the overlay district symbol (NCD) as a suffix. Neighborhood Conservation Districts shall be numbered sequentially to distinguish among different districts, i.e., R-6 (NCD-1), C-1 (NCD-2), etc.

- C. Except as modified by this section, the procedures for zoning changes set forth in this chapter shall otherwise apply to the designation of an area as a Neighborhood Conservation District.

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**(ITEM 14) 35-337 Viewshed Protection Districts**

**(f) Boundaries (1) VP-1 Alamo Viewshed Protection District**

**B. Boundaries.** The area above a plane described by the following boundary is designated as the Alamo Viewshed Protection District (VP-1): Beginning at a point at elevation 663.22 feet (5.50 feet observation height above monument) above disk VP-1, Alamo Viewshed and extending through a point of the plane of the façade that is level with and six inches northwest from the topmost northern corner of the Alamo façade at a vertical angle of 9°34'38" and at a distance of 109.23 feet to the east right of way line of Interstate Highway 37 for the northern boundary of the viewshed; Thence, south along the east right of way line of Interstate Highway 37 through an arc of 35°40'22" to a point which is the extension of a line extending from the point of beginning through a point on the plane of the façade that is level with and six inches southwest from the topmost southern corner of the Alamo facade, at a vertical angle of 11°12'43" at a distance of 93.28 feet for the eastern boundary of the viewshed; Thence, to point of beginning.

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**(ITEM 15) 5-403 Notice Provisions (b) Contents of Notice**

**Table 403-1  
Notice Requirements**



(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(J)	(K)
Type of notice	Amendments to Master Plan or this Chapter	Rezoning	Master Development Plan	Appeals to Board of Adjustment	Variances from Board of Adjustment	Subdivision Plat, Major	Subdivision Plat, Minor	Certificate of Appropriateness	Permits, Orders or Approvals not Mentioned Requiring Public Hearing
<b>Publication:</b> Publication in an official newspaper of general circulation before the 15th day before the date of the hearing.	*	*	--	*	*	*	--	--	*
<b>Mail:</b> Before the 10th day before the hearing date, written notice of the public hearing shall be sent	--	*(3)(4)(6)(7)	*(3)	*(3)(4)	*(3)(4)	*(3)	--	--	*(4)(5)
<b>Internet:</b> post a copy of the notice on the City's Internet website until the proceeding has been completed.	*	*(1)	*	*	*	*	*	*	*
<b>Signage:</b> post a sign on the property subject to the Application Signs to be installed and provided by the City <sup>(2)</sup>	--	*(1)(6)	--	--	--	--	--	*	--

### (ITEM 16) 35-423 Specific Use Authorization (b) Initiation

An owner of real property within the City, or that owner's authorized representative, may, upon proof of ownership or agency, apply for a Specific Use Authorization for that landowner's property by filing an application for a Specific Use Authorization with the Development Services Director. The application shall include the material required in Appendix B of this Chapter for a Specific Use Authorization (§ 35-B111). An application shall not be deemed to have been filed until it is complete including all signatures, attachments, and the requisite filing fee.

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### (ITEM 17) 35-430 Applicability & General Rules(f) Performance Agreements

#### (2) Site Improvement Time Extension Granted by Development Services Director

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An applicant may request a performance agreement time extension provided that site improvement construction has started and is submitted with a written request and justification to the Development Services Director, at least thirty (30) days prior to the time limit set out in the performance agreement. Each request shall be accompanied by a filing fee as specified in Exhibit C. A guarantee, in an amount sufficient to cover the cost of remaining site improvements, shall be required if necessary in order for an extension to be granted. Such guarantee must be filed within thirty (30) days of the granting of the extension or the extension shall become null and void. Should the granting of such extension require the filing of any instruments, such as those set out in Exhibit B, the fees for recording such

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instruments shall be paid by the subdivider to the Development Services Director. The Development Services Director is authorized to approve time extensions which meet the following criteria after consultation with all affected departments and utilities:

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- **Sidewalk improvements.** A three (3) year time extension from the expiration of the performance agreement may be granted provided a plan indicating the uncompleted sidewalks and a time schedule for completion is submitted.
- **Other site improvements.** A one (1) year time extension from the expiration of the performance agreement may be granted provided at least seventy-five (75) percent of the required site improvements are completed.

Time extension requests which do not meet the above criteria or that are not approved by the Development Services Director shall be considered by the Planning Commission whose decision shall be final.

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#### (ITEM 18) 35-431 Letters of Certification (c) Completeness Review

Upon receipt of a request for letters of certification, the Director of Development Services shall classify the request as a tentative major subdivision or a tentative minor subdivision. The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Planning Commission. When a Certifying Department determines that the proposed plat or any of the required accompanying data does not conform with the requirements of this chapter, the Certifying Department shall so notify the applicant and Director of Development Services. If the Certifying Department issues a letter of certification recommending disapproval of the proposed plat, the letter shall indicate the section and specific requirement of the regulations and the manner in which the request does not comply. The applicant may then revise the nonconforming aspects or may file the proposed request with the Planning Commission pursuant to § 35-432 of this Chapter, with or without a request for a variance (§ 35-483 of this Article) provided, however, that if no variance request is submitted and approved and the application does not conform to this Chapter, the Application shall be denied.

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##### (1) Tentative Minor Subdivisions

Respective reviewing departments and agencies shall report to the Director of Development Services, whether the request for letters of certification is complete within five (5) days after submittal of the request.

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##### (2) Tentative Major Subdivisions

Respective reviewing departments and agencies shall report to the Director of Development Services, whether the request for letters of certification is complete within ten (10) days after submittal of the request.

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#### (ITEM 19) 35-433 Development Plat(c) Completeness Review

1 | The Development Services Director shall review the Development Plat for completeness as set  
2 | forth in § 35-432(c) of this Chapter. The Appellate Agency for purposes of completeness review  
3 | (see § 35-402(c) of this Chapter) shall be the Planning Commission.

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## 6 (ITEM 20) 35-434 Plat Deferral

### 8 (c) Completeness Review

10 The Development Services Director shall review the plat deferral application for completeness as  
11 set forth in § 35-432(c) of this Chapter. The Appellate Agency for purposes of completeness  
12 review (see § 35-402(c) of this Chapter) shall be the Planning Commission.

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## 15 (ITEM 21) 35-436 Administrative Exceptions

### 16 (a) Applicability

18 | The Director of Development Services, may grant an administrative exception from the  
19 | requirements of Article 5 of this Code as provided in 35-501.

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## 22 (ITEM 22) 35-439 Owner-Initiated Plat Vacation

### 23 (b) Initiation

25 The owner or owners of lots in any approved subdivision, including the developer, shall initiate a  
26 | plat vacation by filing a petition and declaration with the Development Services, Director to vacate  
27 | the plat with respect to their properties. The Petition shall conform to the requirements of  
28 | Appendix B. The instrument shall be the same as Form M set out in Exhibit B, § 35-B120(f). If  
29 | the subdivider so desires, the vacating declaration and an application requesting resubdivision of  
30 | the plat may be filed and processed simultaneously. Upon filing the vacating declaration, a filing  
31 | fee as specified in Exhibit C shall be paid to the City of San Antonio in addition to the required  
32 | recordation fee. The filing fee shall not be required if the vacating declaration is filed and  
33 | processed simultaneously with a resubdivision plat.

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### 35 (c) Completeness Review

37 | The Development Services Director shall review an application for a plat vacation as provided in  
38 | § 35-432(c) of this Chapter. The Appellate Agency for purposes of completeness review (see §  
39 | 35-402(c) of this Chapter) shall be the Planning Commission.

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## 42 (ITEM 23) 35-440 Replatting Without Vacating Preceding Plat

**(b) Initiation**

A subdivider wishing to replat a previously approved and recorded plat shall file with the Development Services Department the proposed replat in accordance with section 35-431.

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**(c) Completeness Review**

The Development Services Director shall review and application for replat in accordance with § 35-432(c) of this Chapter. The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Planning Commission.

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**(ITEM 24) 35-442 Replatting of Antiquated Plats**

**(c) Completeness Review**

The Development Services Director shall review an application for replat in accordance with § 35-432(c) of this Chapter. The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Planning Commission.

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**(ITEM 25) 35-443 Replats Subject to Low-Density Zoning**

**[Reference: Texas Local Gov't Code § 212.015]**

**(b) Initiation**

The subdivider shall provide to the Development Services Director, written notice of an intention to file with the Planning Commission a replat to which the limitations stated above apply.

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**(c) Completeness Review**

The Development Services Director shall review an application for replat in accordance with § 35-432(c) and 35-442 of this Chapter. The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Planning Commission.

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**(d) Decision**

- (1) The Development Services Director shall provide notice of the public hearing required herein prior to the fifteenth (15th) day before the date of the hearing by publication in an official newspaper or a newspaper of general circulation in the county and by written notice, with a copy of VTCA, Local Government Code Section 212.015(c) attached, to the owners of lots that are in the original subdivision within two hundred (200) feet of the lots to be replatted. The written notice shall be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the city limits.

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**(ITEM 26) 35-454 Review of plans for city-owned properties**

**(c) Completeness Review**

The Planning Director shall review the plan review application for completeness in accordance with § 35-451(c) of this Chapter. The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Historic and Design Review Commission.

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**(TEM 27) 35-478 Woodlands Preservation**  
**(b) Initiation**

- (1) The Woodlands Preservation Plan shall be filed with the Master Development Plan, if required; the application for a letter of certification for a subdivision plat; or the application for approval of a building permit if no subdivision plat or site plan is required.

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**(ITEM 28) 35-478 Woodlands Preservation**

**(c) Completeness Review**

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**(ITEM 29) 35-478 Woodlands Preservation**  
**(i) Scope Of Approval**

A Woodlands Preservation Plan shall remain valid for the period of validity of the permit or authorization that triggered the requirement for obtaining the Tree Permit (i.e. Master Development Plan, building permit, plat, etc.).

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**(ITEM 30) Chapter 35 Article 5**

Throughout Chapter 35 (unified Development Code) amend the term city arborist to be capitalized as follows City Arborist.

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**(ITEM 31) 35-506 Transportation and Street Design**  
**(d) Cross-Section and Construction Standards**

**(1) Interior Streets**

**Table 506-3**  
**Conventional Street Design Standards**

Street Type	Marginal Access	Alley	Access to Conservation Subdivision	Local Type A	Local Type B	Collector	Secondary Arterial <sup>1</sup>	Primary Arterial <sup>2</sup>
ROW (min.) <sup>8</sup>	36'	24'	36' 34'	50'	60'	70'	86'	120'
Pavement Width <sup>8</sup>	26'	18-24'	24' <sup>7</sup>	28'	40'	44'	48'	72-48'
Grade (max.) <sup>3</sup>	12%	12%	12%	12%	12%	7%	5%	5%
Grade (min.) <sup>4</sup>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
"K" Crest Curve	30	NR	30	30	30	55	70	70
"K" Sag Curve	35	NR	35	35	35	55	60	60
Centerline Radius (min.)	100'	50'	100'	100'	100'	400'	700'	1,200'
Stopping Sight Distance	75'	75'	75'	110'	150'	200'	300'	300'
Curb	No	No	No	Yes	Yes	Yes	Yes	Yes
Median	NR	NR	NR	NR	NR	NR	14' min.	14' min.
Sidewalk Width (see subsection (q)(5))	NR	No	4' 6" One Side Only	4' <sup>9</sup>	4' 6" <sup>9</sup>	4' 6"	4' 6"	4' 6"
Bike Facilities <sup>6</sup>	NR	NR	NR	NR <sup>5</sup>	NR	City Option <sup>5</sup>	Yes Path <sup>3</sup>	Yes Path <sup>4</sup>
Streetscape Planting	NR	No	NR	NR	NR	Yes	Yes	Yes
Planting Strips	NR	NR	NR	NR	2' Min.	2' Min.	2' Min	2' Min.

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Notes and Rules of Interpretation:

NR designates the item is « not required »

Table 506-3 is required for conventional option subdivisions (see § 35-202) or subdivisions not subject to Table 506-4, below), except for « Access to Conservation Subdivision », which apply only to Conservation Subdivisions (§ 35-203).

<sup>1</sup> For Secondary Arterial Type B right-of-ways designated on the Major Thoroughfare Plan, the required right-of-way will be a minimum of 70' with 86' at the intersections as determined by the Director of Development Services.

<sup>2</sup> For Primary Arterial Type B right-of-ways designated on the Major Thoroughfare Plan, the required right-of-way will be a minimum of 70' with 120' at the intersections as determined by the Director of Development Services.

<sup>3</sup> See Figure 506-2

<sup>4</sup> 0.4% Optional with concrete curb and gutter.

<sup>5</sup> Bike path and sidewalks can be combined. See section 35-506(d)(4).

<sup>6</sup> When designated on bicycle master plan as approved by City Council

<sup>7</sup> Entry portion without parking.

<sup>8</sup> Right-of-Way and pavement width requirements in established neighborhoods can be waived by the Director of Development Services as required on Capital Improvement Projects

<sup>9</sup> Sidewalks along Local Type A streets shall be 4 foot in width and on a Local Type B street shall be 4 foot in width with a planting strip or 6 foot in width without a planting strip.

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**Table 506-4**  
**Traditional Street Design Standards**

Street Type	Trail	Alley	Lane	Local	Avenue	Main Street	Boulevard	Parkway
ROW (min.)	14'	20'	38'	48'	82'	58'	124'	86'
Pavement Width <sup>1</sup>	8'-14'	10'-12'	16'-18'	22'-27'	27'-48'	28'-36'	44'-70'	44'+
Grade (max.)	10%	10%	10%	10%	7%	7%	7%	5%
Grade (min.) <sup>4</sup>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
"K" Crest Curve	NR	NR	30	30	55	55	55	70
"K" Sag Curve	NR	NR	35	35	55	55	55	60
Curb Radius	N/A	15'	15'	15'	25'	15'	25'	25'
Centerline Radius <sup>2</sup>	95'	50'	90'	90'	250'	600'	500'	1,000'
Stopping Sight Distance	75'	75'	110	110'	150'	N/A	300'	300'
Intersection Sight Distance	15'	15'	15'	25'	75'	N/A	150'	150'
Curb	No	No	Yes	Yes	Yes	Yes	Yes	No
Median	N/A	N/A	N/A	N/A	14' in.	N/A	14' min.	14' min.
Sidewalk Width (see subsection (q)(5))	N/A	No	4'6'	4'6'	4'6'	4'6'	4'6'	4'6'
Bike Facilities <sup>3,4</sup>	N/A	N/A	No	No	Yes Path	City Option	Yes Path	Yes Path
Streetscape Planting	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Planting Strips	N/A	N/A	6'	6'	6'	City Option	6-11'	7-20'

Notes and Rules of Interpretation:

NR designates the item is « not required »

Table 506-4 applies only to the following development options: Commercial Center (§ 35-204),

Commercial Retrofit (§ 35-206), Traditional Neighborhood Development (§ 35-207), and Transit-Oriented Development (§ 35-208), except as provided in footnote 5, below.

<sup>1</sup> See Table 506-4A below. The smaller street width with on-street parking prohibited, or the larger street width coupled with on-street parking on one or both sides of the street, may be provided if the adjoining buildings are provided with (1) an NFPA 13D fire sprinkler system for Single-Family Dwelling Units, One Family Attached Dwelling Units, Two-Family (Duplex) Dwelling Units, Two-Family Attached Dwelling Units; (2) an NFPA 13R fire sprinkler system for Multi Family buildings; or (3) an NFPA 13 fire sprinkler system for Commercial Building.

<sup>2</sup> Lesser radius can be approved by the Director of Development Services.

<sup>3</sup> Bike path and sidewalks can be combined. See section 35-506(d)(4).

<sup>4</sup> Optional 0.4% with concrete curb and gutter.

<sup>5</sup> Any provision in Table 506-3 (entitled "conventional street design standards") notwithstanding, interior streets in a subdivision that would otherwise be required to comply with the provisions of Table 506-3 may instead comply with the provisions of Table 506-4 (entitled "traditional street design standards"), regarding pavement width requirements only, provided that the connectivity ratio (see subsection (e), below and § 35-207(g) of this Chapter) shall comply with the requirements for a Traditional Neighborhood Development. The proposed development shall comply with footnote 1 hereto. Pursuant hereto, street types in such subdivisions shall comply with Table 506-4 as follows: An Alley shall be required to meet the street width standards for an Alley as provided in Table 506-4; a Conservation Access street shall be required to meet the street width standards for a Lane; a Local Type A street shall be required to meet the street width standards for a Street; a Local Type B street shall be required to meet the street width standards for an Avenue; a Collector street shall be required to meet the street width standards for a Main Street; a Secondary Arterial shall be required to meet the street width standards for a Boulevard; and Primary Arterial shall be required to meet the street width standards for a Parkway.

<sup>6</sup> When designated on bicycle master plan as approved by City Council

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**(ITEM 32) 35-506 Transportation and Street Design**  
**(j) Private Streets**  
**(5) Converting Private Streets into Public Streets**

The Engineering Report must be completed before Public Works Department proceeds with the following procedures:

- A. Public Works Department receives the Engineering Report and distributes it to appropriate City Departments.
- 

**(ITEM 33) 35-506 Transportation and Street Design**  
**(j) Private Streets**  
**(5) Converting Private Streets into Public Streets**

- E. Process for removal of Control Access Facilities (gates, rails, house, etc.)
- 

**(ITEM 34) 35-506 Transportation and Street Design**  
**(l) Horizontal curvature.**  
**(1) Conventional Design**

Horizontal centerline curvature shall be provided by simple circular curves with a constant radius for the safety and comfort of motorists. The minimum and maximum radii designated in this section, Tables 506-3, 506-4, 506-4a, 506-4b, and Figure 506-1 shall be used in designating horizontal curves. "Broken-back", compound curves, reverse curves shall not be permitted. A minimum fifty (50) foot tangent length is required between curves on local A and B streets. A minimum of one-hundred (100) foot tangent length is required between curves on collector and arterial streets. Super elevation may be used on arterial Streets with the approval of the Director of Development Services in consultation with the Director of Public Works

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**(ITEM 35) 35-506 Transportation and Street as follows**  
**(t) Traffic Calming**  
**(3) Traffic Control Calming Features**

*Table 506-8*  
**APPROVED TRAFFIC CONTROL DEVICES & DESCRIPTION**

**Median Islands** are raised circular landscaped areas located within non-intersection, midblock locations. Median islands channel traffic and separate opposing flows. Traffic must slow down to maneuver around a median island. Median islands offer landscaping opportunities and maintenance responsibility. Median islands can be used to protect existing trees. See Figure 506-12

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**(ITEM 36) 35-507 Utilities**



**(D) Water, Wastewater and Recycled Water Systems.**

**(1) Generally**

All subdivisions within the City and its extraterritorial jurisdiction shall be provided with water and wastewater systems. Water, waste water and recycled water systems shall be installed in accordance with the utility service provider's "Utility Service Regulations."

**(ITEM 37) 35-508 Impact Fees**

**(d) Water and Wastewater service.**

Impact fees are governed by the utility service provider's "Utility Service Regulations" which are incorporated by reference into Chapter 35 (Unified Development Code) of the City Code of San Antonio, Texas.

**(ITEM 38) 35-523 Tree Preservation**

**(e) Minimum tree preservation requirements**

**(1) Generally**

Table 523-1

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**(ITEM 39) 35-523 Tree Preservation**

**(e) Minimum tree preservation requirements**

**(9) Historic Trees**

In order to protect historic trees, as defined, the City Arborist. shall defer the approval of tree preservation plans to review by the Director of Planning who shall seek the advice of the Historic Design and Review Commission in instances where a historic tree is proposed to be removed. The Commission may recommend additional replacement standards, recommend a cash payment to be deposited to the tree replacement fund to offset the cost of future tree planting on public property, or recommend that the application for permit and tree preservation plan be denied. Provided, however that no later than thirty (30) days after the final application for removal of the historic tree was received, the Director of Development Services shall advise the applicant by certified mail, return requested, or hand delivery of his decision. The final application will be deemed approved if not acted upon by the Director of Planning before the expiration of the thirty-day time period herein established. Such action may be appealed pursuant to Section 35-489 of this Chapter.

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**(f) Mitigation/alternative mitigation methods**

Significant or Heritage trees may be removed in excess of the minimum preservation requirement contained in subsection (e) provided the excess removal is properly mitigated.-  
If mitigation is required to compensate for removing trees in excess of the number of diameter inches allowed to be removed within the surveyed area to be calculated for tree preservation under the minimum preservation requirements, the mitigation may be achieved in one of the ways prescribed in Table 523-2 below:

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**Table 523-2 Mitigation**

**(ITEM 40) 35-523 Tree Preservation**

**(i) Root Protection Zone**

**(1) Root Protection Zone**

A root protection zone must be established around the trunk of each tree preserved or mitigation tree. For multi-family and non-residential construction the root protection zone shall be an area defined by an average radius extending outward from the trunk of the tree a distance of one (1) linear foot for each inch (DBH). A minimum of 50% of the root protection zone area shall be preserved at natural grade, with natural groundcover. No cutting, filling, trenching, root disturbance, soil disturbance, or construction impacts shall occur closer to the trunk than one-half (1/2) the root protection zone radius. Filling shall be allowed to accomplish water conservation goals established by the City of San Antonio or by a public utility. Native understory vegetation within the root protection zone shall be preserved, however this requirement does not apply to root protection zone areas that have been landscaped using native, drought tolerant plants. The root protection zone may be shifted and clustered as long as there is no construction closer to the trunk than one-half (1/2) the root protection zone radius. The construction of sidewalks shall be allowed in the root protection zone, as long as excavation does not exceed three (3) inches.

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The area contained within a root protection zone required under this subsection must be left in a pervious condition after construction and development are completed unless approved alternative construction methods are used. The arborist shall establish a written set of technical criteria on which such approval shall be based. During construction activity on the site, at least six-inch layer of coarse mulch shall be placed and maintained over the root protection zone. The impervious cover may encroach within the root protection zone if said encroachment is approved by the City Arborist.

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**(ITEM 41) 35-526 Parking & Loading Standards**

**(a) General requirements**

The off-street parking facilities required by this article shall be provided for all uses except where otherwise indicated by this Section. One specific exemption provided by this section is that areas zoned "D" Downtown District shall be exempt from the off-street parking facility provisions. The location, design, and number of spaces shall conform to the provisions of this Section. In the event a use is enlarged or expanded, the amount of off-street parking facilities that would be required if the increment were a separate use shall be provided.

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**(b) Table of off-Street parking requirements**

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**(ITEM 42) 35-526 Parking & Loading Standards**

Amend text by deleting strike through text and adding underlined text as follows. Where Table 526-3 is referenced change to read 526-3a & b

**(ITEM 43) 35-526 Parking & Loading Standards**

**(c) Responsibility for off-Street parking facilities**

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**(d) Size and location**

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**(1) Dimensions**

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**(2) Compact vehicles**

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**(3) Location**

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**(4) Turnarounds**

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**(e) Construction and maintenance**

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**(1) Drainage and surfacing**

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**(2) Wheel guards**

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**(3) Protective screen fencing**

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**(4) Lighting**

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**(5) Entrances and exits**

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**(6) Prohibition of other uses**

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**(7) Limitation on size of vehicles**

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**(f) Sharing off-Street parking facilities – Cooperative Parking Plan**

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**(1) Cooperative parking plan**

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**(2) Application for approval of cooperative parking plan**

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**(3) Registration of cooperative parking plan**

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**(4) Amendment or withdrawal of cooperative parking plan**

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**(g) Shared Parking Facilities – Mixed Use Developments**

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**(h) Minimum requirements**

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**(i) Pervious Pavement**

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**(j) Rear Parking Design Standards**

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**(k) Bicycle Spaces**

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**(l) Maximum requirements in Edwards Recharge Zone District (ERZD)**

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**(1) Generally**

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**(2) Exception**

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**(m) Cluster Parking**

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**(ITEM 44) 35-526 Parking & Loading Standards**

**(b) Table of off-Street parking requirements**

- (6) The Director of Development Services may waive up to fifty percent (50%) of the minimum parking spaces required by Table 526-3 upon a written finding that the waiver will result in the preservation of woodlands or significant stands of trees in a natural state, or that the waiver will further a public purpose established in the Master Plan.

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**(ITEM 45) 35-670 Criteria for Certificate of Appropriateness**

**(b) Design Objectives for River Improvement Overlay Districts**

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**(4) Design Objectives for "RIO-4" River Improvement Overlay District - 4**

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B. Preserve and enhance historic character as well as emphasize street scene.

- Construct new development that complements nearby historic King William area but does not mimic its style.

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**(ITEM 46) 35-673 Site Design Standards**

**(i) Street Furnishings**

**(1) Prohibited Street Furnishings in River Walk Area of RIO-2 and RIO-3**

- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

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**(ITEM 47) 35-680 Demolition of Historic Features in the River Walk Overlay Districts**

**(c) Penalties**

Penalties for demolition of architectural features, artwork, furniture and other items discussed in this section shall be the same as those listed in Section 35-491(c)(3). (35-491(c)(4)).

**(ITEM 48) 35-B113 Planned Unit Development (PUD) Plans**

**(a) Number of Copies**

The Development Services Director, may require the applicant to submit up to seven (7) processing copies and fifteen (15) final blue or black-line folded prints with respective department / agency request for reviews attached, a legible 8 ½ " X 11" reduced copy of the plan proposal accompanied with the plan review fee... In addition to the hard copies, information shall be submitted in a Digital Data format as out-lined in 35-B101(e).

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**(b) Format**

The plan shall be drawn on sheet(s) no larger than 24" inches wide and 36" inches long with appropriate side margins. The plan shall be drawn at a scale of hundred (100) feet to one (1) inch (1"= 100') unless a smaller scale is approved by the Development Services Director. Where more than one sheet is necessary to accommodate the entire project site, an index sheet showing the entire area at an appropriate scale shall be attached.

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**(ITEM 49) 35-B115 Plat Vacation and Resubdivision**

**(a) Number of Copies**

The Development Services Director, may require the applicant to submit the original vacating declaration and up to thirteen (13) copies with respective department / agency request for reviews and two (2) legible 8 ½ " X 11" reduced copies of the plat being vacated attached. In addition, the submittal shall include (2) full size copies of the original plat folded prints together with the required processing fee. A vacating declaration processing fee and copies as listed above are not required in connection with the processing of a resubdivision plat.

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**(ITEM 50) 35-B119 Stormwater Management Plan**

**(b) Format**

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**(e) Certification**

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**(ITEM 51) 35-B121 Subdivision Plat Applications**

**(d) Letters of Certification**

**(4) Certificates of city departments**

Letters of certification from the departments of, Development Services, Planning, and Parks and Recreation stating that they have received and approved or disapproved the applicable data required by subsection (e), below.

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**(e) Data required for letters of certification**

To obtain the required letters of certification, an applicant for plat approval shall submit the following data to the certifying agencies/departments. All data shall be annotated with the plat number of the associated plat.

(1) Department of Development Services;

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**(ITEM 52) 35-B121 Subdivision Plat Applications**

**(f) Certification and Forms**

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All declarations, agreements, bonds, releases and other instruments required by the City of San Antonio shall be substantially in the same form as the particular instruments set out in this exhibit.

**(4) Form D: Approvals**

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Approval of the Planning Commission or the Director of Development Services, as follows:

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A. For minor plats and amending plats to be approved administratively:

This plat of (name) has been submitted to the City of San Antonio, Texas, and having been reviewed by the Development Services Director, is hereby approved in accordance with state or local laws and regulations as indicated below.

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Minor or amending plat approved by the Development Services Director,  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., \_\_\_\_\_.

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BY: \_\_\_\_\_  
Director of Planning

**(ITEM 53) 35-B121 Subdivision Plat Applications**

**(f) Certification and Forms**

All declarations, agreements, bonds, releases and other instruments required by the City of San Antonio shall be substantially in the same form as the particular instruments set out in this exhibit.

**(11) Form L: Release of Obligations under Performance Agreement**

Upon Release Send to: \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and Zip Code \_\_\_\_\_  
Dated \_\_\_\_\_  
For \_\_\_\_\_  
(subdivision, plat number)  
State of Texas X  
X  
County of Bexar X

Know all men by these presents, that the City of San Antonio, a municipal corporation, by \_\_\_\_\_, its **Development Services Director**, does hereby release \_\_\_\_\_, his heirs, and assigns, successors, or subsequent purchasers having any right, title or interest in the property described as \_\_\_\_\_ (name and plat number) \_\_\_\_\_, from any and all obligations incurred under the performance agreement executed \_\_\_\_\_, concerning the construction of site improvements on the property known as (name and plat number)

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

City of San Antonio

Attest:

\_\_\_\_\_  
Title: \_\_\_\_\_

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**(ITEM 54) Chapter 35 Appendix C**

***Appendix, C FEE SCHEDULE***

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(ITEM 1) 35-111 Annual Updates for Amendments.....	1
All Flex Districts .....	2
.....	3
All Flex Districts .....	3
.....	3
.....	3
.....	4
.....	4
<b>Subdivision D. Military Airport Overlay Zones .....</b>	<b>4</b>
.....	7
(ITEM 12) 35-335 Neighborhood Conservation District (NCD) (a) Purpose .....	7
.....	8
(ITEM 13) 35-335 Neighborhood Conservation District (NCD) .....	8
.....	8
(ITEM 14) 35-337 Viewshed Protection Districts.....	8
(ITEM 15) 5-403 Notice Provisions (b) Contents of Notice .....	8
.....	9
(ITEM 16) 35-423 Specific Use Authorization (b) Initiation.....	9
.....	9
.....	11
.....	11
The Development Services Director shall review and application for replat in accordance with § 35-432(c) of this Chapter. The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Planning Commission.....	12
.....	12
(1) The Woodlands Preservation Plan shall be filed with the Master Development Plan, if required; the application for a letter of certification for a subdivision plat; or the application for approval of a building permit if no subdivision plat or site plan is required. ....	13
Throughout Chapter 35 (unified Development Code) amend the term city arborist to be capitalized as follows City Arborist.....	13
E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights. ....	20
(b) Format.....	21
(c) Certification .....	21

(2) Properties that are not registered. Any Property that is not registered shall be subject to the following provisions: ..... 24

**(ITEM 55) Chapter 35 Appendix C**  
**(b) Fees Established**

The following fees are established for zoning cases and zoning related matters. All fees shall be paid at the time an application is filed or the service is requested.

(A) Permit, Development Order, Document or Action	(B) Fee Amount
Historic design review commission application fee	<del>\$100.00</del>

**Deleted:** 0-5,000 square feet . . . \$75.00¶  
5,001 to 10,000 square feet . . . \$100.00¶  
10,001 to 20,000 sq. ft. . . . \$150.00¶  
20,001 to 50,000 sq. ft. . . . \$300.00¶  
50,000 + sq. ft . . . \$400.00 + \$5.00 per  
additional 1,000 square feet

**(ITEM 56) 35-D101 General**  
**(a) "1965 Zoning Districts"**

The zoning classifications established by the City subsequent to June 28, 1965 and prior to February 4, 2002 and the adoption of this Chapter are referred to herein as "1965 Zoning Districts." Application of the Zoning District Conversion Matrix shall be as follows:

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(2) Properties that are not registered. Any Property that is not registered shall be subject to the following provisions:

**(ITEM 57) Appendix F – Floodplains – Areas of Special Flood**  
**Sec 35F135 Variance Procedure**

(d) Variances, without regard to the procedures set forth in the remainder of this section, may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Sites and Places or the Texas State Historic Survey List or the City of San Antonio Landmark List.